BILL GARRETT, Davidson County
Trans:T20130042158 DEEDTRS
Recvd: 05/21/13 09:23 5 pgs
Fees:28.00 Taxes:384.80
20130521-0050994

Prepared by return to:
David J. Holesinger, Esq.
Baker, Donelson, Bearman, Caldwell &
Berkowitz, P.C.
633Chestnut Street, Suite 1800
Chattanooga, Tennessee 37450

Address of New Owner:	**Send Tax Bills to:**	**Map and Parcel Nos.:**
Regions Bank 9th Floor Regions Center 1900 Fifth Avenue North Birmingham, AL 35203	Regions Bank Asset Management - OREO 9th Floor Regions Center 1900 Fifth Avenue North Birmingham, AL 35203	06110003300 07104006700

TRUSTEE'S DEED

This Trustee's Deed is made and entered into as of the 17th day of May, 2013, by David J. Holesinger, not individually but as successor trustee ("Successor Trustee").

WHEREAS, Curtiswood, LLC, a Nevada limited liability company (the "Grantor"), conveyed to FMLS, Inc., as Trustee, real property in Davidson County, Tennessee by Deeds of Trust dated August 5, 2008, recorded October 31, 2008 as Instrument Number 20081031-0108621 and recorded November 3, 2008 as Instrument Number 20081103-0108973 in the Register's Office of Davidson County, Tennessee (the "Deeds of Trust") to secure payment and performance of the debts described in the Deeds of Trust (collectively, the "Indebtedness") for the benefit of Regions Bank; and,

WHEREAS, Regions Bank (the "Bank") is the owner and holder of the debt and obligations secured by the Deeds of Trust; and,

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the Bank declared the Indebtedness and the Deeds of Trust to be in default, and notice was given of such default to Grantor, but following such notice the default was not cured; and,

WHEREAS, by instrument recorded as Instrument Number 20130208-0013112 in said Register's Office, the Bank, as such owner, holder and beneficiary, appointed Justin M. Sveadas and David J. Holesinger as Substitute Trustees ("Successor Trustees") to act in the place and stead of the Trustee, either of whom acting alone to possess all of the rights, powers, privileges and immunities granted to the Trustee; and,

WHEREAS, Bank directed Successor Trustees to sell the Property as provided in the Deeds of Trust, and Successor Trustees caused notice to be published in *The Tennessean* that the Property would be sold on May 17, 2013, at 2:00 p.m. at the main entrance of the Davidson County Courthouse in Nashville, Tennessee, such foreclosure notice appearing in said newspaper on April 26, May 3, and May 10, 2013; and,

WHEREAS, a Successor Trustee or a representative of them appeared at the main entrance of the Davidson County Courthouse in Nashville, Tennessee, on May 17, 2013, at 2:00 p.m. and offered the Property for sale, and after opening the floor for competitive bids, sold the Property to Regions Bank for a bid of $104,000.00, this being the highest, last and best bid.

NOW, THEREFORE, I, David J. Holesinger, not individually but as Successor Trustee as aforesaid, in consideration of the premises, $10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents do hereby convey unto Regions Bank, its successors and assigns ("Grantee"), all right, title and interest in and to the following real property (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the Property, free of all statutory and other rights of redemption of Grantor as provided in, but only to the extent provided in, the Deeds of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon, if any, in an AS IS, WHERE IS condition, and without representation or warranty from Successor Trustees and/or Bank as to any matter whatsoever. Without limiting the foregoing, **Successor Trustees disclaim all representations and warranties, express or implied, including warranties of merchantability or fitness for a particular use or purpose. Additionally, Successor Trustees disclaim all representations and warranties as to the absence or presence on or under the property of hazardous substances as defined by any environmental laws, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act or similar federal and state legislation (collectively, "environmental laws").** Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of environmental laws, and potential flood hazards. By accepting this Trustee's Deed, Grantee agrees to indemnify and hold Successor Trustees and Bank harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated or paid from the trust estate. Grantee assumes full liability for such taxes.

(2) Any mechanic's and materialmen's liens, filed or unfiled, which take priority over the Deeds of Trust upon which the foreclosure sale was held.

(3) Such easements, building lines, recorded plans and restrictions as may be applicable and which take priority over the Deeds of Trust upon which the foreclosure was held.

(4) Any rights of redemption or otherwise held by the Internal Revenue Service or by the State of Tennessee.

(5) Rights or claims of parties in possession.

(6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property.

(7) Any and all deeds of trust, fixture filings, liens of any kind or nature, and/or leases which take priority over the Deeds of Trust upon which the foreclosure sale was held.

(8) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deeds of Trust under which the foreclosure was held.

WITNESS the signature of the Successor Trustee as of the day and date first above written.

David J. Holesinger, not individually but as
Successor Trustee

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David J. Holesinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Successor Trustee, and that he as such Successor Trustee being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name, not individually but as Successor Trustee.

Witness my hand and seal this 20th day of May, 2013.

Sharon Simmons
State
of
Tennessee
Notary
Public
Hamilton County

Notary Public
My Commission expires: 10-21-2014

STATE OF TENNESSEE
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Affiant

Subscribed and sworn to before me
this 20th day of May, 2013.

Notary Public
My Commission Expires: 10-21-2014



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EXHIBIT "A"

Legal Description

TRACT ONE: Being Lot No. 183 on the Map of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 and 104 in the Register's Office of Davidson County, Tennessee. Said Lot No. 183 fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines eastwardly 250 feet to a dead line.

Being the same property conveyed by Special Warranty Deed recorded as Instrument Number 20020220-0021732 in the Register's Office of Davidson County, Tennessee.

TRACT TWO: Land in Davidson County, Tennessee, being Lot No. 326 on the Map of Joywood Heights, Section 2, of record in Book 1130, page 92 (erroneously previously referred to as page 62) in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed recorded as Instrument Number 20040722-0087771 in the Register's Office of Davidson County, Tennessee